

161.0

Map

0004

Block

0005.A

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,016,000 /

USE VALUE: 1,016,000 /

ASSESSED: 1,016,000 /

Total Card /

Total Parcel

1,016,000

1,016,000

1,016,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: IFFLAND ANDRE & CHRISTEL/TRS

Owner 2: IFFLAND FAMILY TRUST

Owner 3:

Street 1: 32 PROSPECT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9159.000	528,600	1,100	486,300	1,016,000
Total Card	0.210	528,600	1,100	486,300	1,016,000
Total Parcel	0.210	528,600	1,100	486,300	1,016,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	377.98	/Parcel:	377.98

Legal Description

User Acct

107654

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID

161.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	528,600	1100	9,159.	486,300	1,016,000		Year end	12/23/2021
2021	101	FV	513,700	1100	9,159.	486,300	1,001,100		Year End Roll	12/10/2020
2020	101	FV	513,700	1100	9,159.	486,300	1,001,100	1,001,100	Year End Roll	12/18/2019
2019	101	FV	374,700	1200	9,159.	486,300	862,200	862,200	Year End Roll	1/3/2019
2018	101	FV	378,200	1200	9,159.	430,800	810,200	810,200	Year End Roll	12/20/2017
2017	101	FV	378,200	1200	9,159.	361,300	740,700	740,700	Year End Roll	1/3/2017
2016	101	FV	378,200	1200	9,159.	361,300	740,700	740,700	Year End	1/4/2016
2015	101	FV	357,600	1200	9,159.	312,600	671,400	671,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IFFLAND CHRISTE	67303-221		5/24/2016	Convenience	10	No	No		
DINSMORE LISA J	57005-61		6/17/2011		715,000	No	No		
FLANAGAN FRANCI	42410-159		4/5/2004	Change>Sale	500,000	No	No		
	12271-38		8/17/1972		30,000	No	No	N	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9159		Sq. Ft.	Site		0	70.	0.76	8									486,342						486,300	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2011	858	Wood-Sto	3,200	C				INSTALL WOOD FIREP
10/9/2009	972	Manual	4,000					
5/18/2004	381	Redo Kit	60,000			G6	GR FY06	re do half bath

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.21026

Total SF/SM: 9159

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 486,342

Spl Credit

Total: 486,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

